



**CITY OF SCOTTSDALE
GREEN BUILDING ADVISORY COMMITTEE
SCOTTSDALE ONE CIVIC CENTER
7447 E. INDIAN SCHOOL RD #125
SCOTTSDALE, AZ 85251**

JULY 24, 2007

- PRESENT:** Michele Cohen, Chair
Ronald Hand, Co-Chair, E/FECT
Daniel Aiello, Janus II Environmental
Joan Baron, Baron Studio
Nick Davis, Beck Group
Lance Donatello, Scottsdale citizen
Kevin Edwards, Edwards Design Group
Lee Feliciano, Valley of the Sun Solar
Jesse Henson, Kyocera Solar
Laurie Jackson, DMB Associates
DeeJaye Lockwood, Windermere Sonoran Properties
Mary Grace Maglio, Archit'I Resource Team
Julie Stanton, Stanton Consulting (arrived at 3:34 p.m.)
- ABSENT:** Christopher G. Harrison, Grayhawk Dev.
Beverly Westgaard, AZ Envir. Strategic Alliance
- STAFF:** Anthony Floyd, Green Building Manager
John Lusardi, Director, Advance Planning
Carrie Wilhelme, Senior Planner, Advance Planning
Tim Connor, Advance Planning
Doug Miller, Advance Planning
Larry Person, Environmental Planner
Ashley Zawrotny, Green Building Assistant

I. Call to Order/Roll Call/Recognition of Guests

Chair Cohen called the meeting to order at 3:13 p.m. A formal roll call confirmed the presence of members as noted above. Attendees were invited to introduce themselves.

II. Approval of Minutes

COMMITTEE MEMBER DAVIS MOVED TO APPROVE THE MINUTES OF THE MAY 8, 2007 REGULAR MEETING. CO-CHAIR HAND SECONDED. THE MOTION WAS APPROVED UNANIMOUSLY BY A VOTE OF TWELVE (12) TO ZERO (0).

III. Public Comment

None.

IV. EQAB Update

Chair Cohen noted that Daniel Basinger passed away in June. EQAB is discussing ways to formally recognize Mr. Basinger's lifelong efforts to draw attention to environmental causes in Scottsdale.

A work-study session with Mayor/Council has been requested in October to discuss the Energy Advisory Board's new Energy Plan. EQAB has concluded that Scottsdale would be better served by developing an original greenhouse gas initiative instead of adopting an existing one. Co-Chair Hand opined that he was not pleased with the Energy Advisory Board report, feeling it deferred issues the GBAC was concerned with.

EQAB is forming a work group to update the indicators used in future editions of the Sustainability Indicators Report.

V. Scottsdale General Plan Update

Staff members from the Advance Planning Services Department provided an update on environmental elements of the Scottsdale General Plan. Mr. Miller said the General Plan is the City's overarching land-use policy document. It was last updated in 2001 and ratified by voters in 2002. An update is being prepared for 2011. The Plan consists of 12 elements intended to define the community's vision, and lists strategies on how to best realize them. It is a living document that has the ability to change over time.

Six community planning areas have been identified within the City. Each area will have an area group appointed by City Council to provide feedback on the plan. Additionally there will be a series of public workshops to gather input from the community.

Scottsdale values practical environmental programs, renewable energy resources and sustainable building practices. Green building is mentioned in the Housing, the Neighborhoods, and the Preservation and Environmental Planning elements. The GBAC can contribute to the update process by encouraging programs and policies that are consistent with the General Plan, reviewing draft policies and providing feedback, and supporting and participating in community workshops.

Mr. Lusardi emphasized that the General Plan is not just a Planning Department document, it is a citywide document. The task of implementing it will fall to all Departments, Boards and Commissions. He said Advance Planning Services is always

available to discuss how proposed green building policies would fit into the GP, and to answer further questions.

Committee Member Feliciano said it would be useful to include examples demonstrating why planning activity is needed, and how past policies have made a difference.

Mr. Lusardi said the next General Plan would have separate Environmental and Preservation elements.

VI. City Update

a. Green Building Standards

Mr. Floyd reported on his involvement in a national committee supported by the National Association of Home Builders and the International Code Council. The committee is attempting to create national standards for commercial and residential buildings. The established standards would give entities more flexibility in determining how green building policies are enforced.

In response to an inquiry from Chair Cohen, Mr. Floyd said a municipality could adopt the standard as part of a program, and customize it to suit their needs.

Committee Member Edwards inquired if advanced options would be available for communities that wanted to exceed the minimum standards. Mr. Floyd said the standard was designed to allow maximum flexibility, but local jurisdictions could amend the minimum standards and raise the bar on their own.

Mr. Floyd said national building codes were once more regionalized, but over time have become more standardized. He predicted the same thing would eventually happen to green building codes. He noted that LEED would still be applicable to the top end of the market that chooses to adopt a tougher green building policy, but that the standard was intended to apply to the remaining buildings.

b. Building/Energy Code Amendments

Mr. Floyd summarized the code changes that were approved by Council on July 10. The changes are due to become effective on September 1.

In response to an inquiry from Committee Member Edwards, Mr. Floyd said the changes would not apply to projects that are submitted for review prior to September 1, 2007.

Mr. Floyd responded to a comment from Committee Member Feliciano, saying efforts are being made to ensure that City building inspectors are familiar with the changes. Exceptions will be made for small remodeling projects.

c. Facilities

Co-Chair Hand reported that the groundbreaking for Fire Station 602 occurred on July 12. The facility will be LEED Gold. There is an effort to integrate the neighboring

Community Design Studio into a public plaza space. Cooling towers would be utilized to cool the interiors and possibly even outdoor spaces during certain seasons.

Mr. Floyd said the groundbreaking for the new Arabian Library is scheduled for September 20. The project was already in motion when the LEED Gold resolution was passed, but will likely still achieve LEED Silver status.

American Solar Electric is moving into SkySong and is supporting efforts to have the facility be developed using Scottsdale's pilot Green TI (Tenant Improvement) Program.

VIII. Work Group Discussions

a. Design Day

No report given.

b. Policy

No report given.

c. Education

Committee Member Henson said the Education Work Group has communicated with the City's legal staff regarding the GBAC's ability to donate funds to the Desert Mountain High School PV pilot program. Besides procedural issues to contend with, there are liability risks to consider as well. Mr. Floyd said the GBAC would need to enter into an intergovernmental agreement, because the Scottsdale Unified School District is a political entity. Approvals would be needed from General Manager Frank Gray, and City Council.

Committee Member Henson said the work group would like to know that the City has confidence in the project before moving ahead on creating a specific proposal. The workgroup is also discussing ideas for other educational programs.

Committee Member Aiello said it is important that the City is covered if there is a liability risk. He also said there are many ways GBAC can be a facilitator of educational projects without having to be the implementer.

Mr. Person reminded the GBAC that it does not have the authority to enact programs; it can only render advice to EQAB.

d. Lecture Series

Committee Member Edwards said a draft of topics for the next lecture season beginning in September has been prepared. No lecture is planned for October since it would conflict with planning for the Green Building Expo. He reported that over 120 people attended the feng shui lecture. The series is gaining momentum and serves as an effective educational tool for the community.

Chair Cohen reported that Scottsdale Channel 11 has expressed interest in broadcasting the lectures. She urged the Committee to take action to make the broadcasts a reality this year. Because of technical concerns, speakers would be required to make a second condensed presentation in the studio. Committee Member Edwards said the speakers are volunteers and would need to be screened beforehand to ensure that they would be willing to give the lecture twice.

Mr. Person suggested holding the lectures at the meeting room at the Channel 11 office in the Scottsdale Center for the Arts. It is conveniently located and is perfectly sized to match the audiences.

Committee Member Baron felt it was important that the lectures were held in the Granite Reef Senior Center, as the building itself serves as an educational tool. The question and answer sessions that follow the lectures are an important part of the experience. She said Channel 11 should be encouraged to try a few tapings at the Senior Center before deciding if it is a technically feasible site. Adjustments could be made to the facility over time, to make it better suited for taping.

Committee Member Aiello suggested that copies of the visual aids used in the lectures be made available to Channel 11 to make broadcasting them easier.

The Committee agreed to hold a meeting with Channel 11 to work out a strategy.

e. Green Building Expo

Committee Member Edwards said the addition of professional graphic design and public relations expertise has made a substantial difference this year. Budgetary goals have been reached which should allow the event to break even. Keynote speakers have been arranged. Congressman Harry Mitchell has expressed interest in speaking. The deadline for graphics and information for the Expo Directory is set for July 25.

The Expo is providing a challenge grant for KAET's on-air pledge drive on August 12. The broadcast will help draw attention to the Expo and green building issues. Volunteers are needed to answer phones during the drive.

Committee Member Aiello said the green building house tour will occur October 20 and 21. Approximately 30 houses are included this year.

Committee Member Baron reported that the City has submitted the Green Building Expo to Valley Forward this year. She thanked Robin Meinhart for ensuring that the deadline was met.

f. Communications

Committee Member Stanton said Desert Living Magazine is publishing a feature on the Granite Reef Senior Center in September.

g. BHAG

Committee Member Davis said Mayor Manross wants the GBAC to serve as a mentoring body. To further that goal, a symposium is planned for October 2 to be held in conjunction with the Arizona Association for Economic Development. The AAED is a statewide organization consisting of public and private sector entities. The symposium will focus on ways municipalities can start up green building programs of their own.

IX. Other Business

COMMITTEE MEMBER AIELLO MOVED TO RECOMMEND THE USE OF EITHER LEED-CI OR SCOTTSDALE GREEN BUILDING PROGRAM GREEN TI'S AT SKYSONG. SECONDED BY COMMITTEE MEMBER BARON, THE MOTION PASSED UNANIMOUSLY BY A VOTE OF THIRTEEN (13) TO ZERO (0).

X. Chair and Member Comments

Co-Chair Hand suggested that the GBAC could host a green building demonstration project in conjunction with the Neighborhood Enhancement Commission. A similar project was done in the 1990's. He requested that a presentation be made at the September meeting.

XI. Upcoming Meetings

- a. EQAB Meeting - August 15, 2007
- b. GBAC Meeting - August 14, 2007
- c. Green Building Expo Work Group - July 26, 2007

XII. Upcoming Events

- a. GB Expo fundraising night on KAET - August 12, 2007
- b. Solar Lecture, Active Systems/Equipment Primer - August 16, 2007

XIII. Adjournment

With no further business to discuss, the meeting adjourned at 5:30 p.m.

Respectfully submitted,

A/V-Tronics, Inc.